



DEPARTMENT OF

Planning & Zoning



Herbert S. Saffir Permitting and Inspection Center

11805 SW 26th Street, Miami, FL 33175

Telephone (786) 315-2660 Fax (786) 315-2927

Pre-Purchase Zoning Inspection Service Application

The Department of Planning and Zoning now makes it available for a potential real estate buyer to know the history of the property being considered for purchase. It also allows the buyer to find out the uses that are permitted on this property. Can an addition be built on to the house? Can the garage be rented out? Are there any zoning violations? By requesting a zoning inspection, you will know the answer to these questions and many more.

Even if you are selling your home or refinancing it, this zoning inspection report can ensure that your property is in compliance with all applicable zoning requirements. This report can also benefit realtors, financial institutions and other professions dealing in real estate by providing the information necessary to successfully complete the transaction.

The cost of this zoning inspection report is \$175.00. Not only will the service provide research of available county records for resolutions, plat restrictions, open permits, code enforcement fines and other information, but it will also include an inspection by a Miami-Dade County zoning inspector. The zoning inspector will determine if there are any zoning violations on the property. If you have a survey, please submit a copy with your application. The accuracy of the inspector's findings may depend on the availability of a survey depicting current condition of property.

To request this service inspection, please complete the application. The application can be faxed or submitted to the Zoning Inspection Section located on the second floor of the Miami-Dade County Herbert S. Saffir Permitting and Inspection Center located at 11805 SW 26 Street, Miami, Florida. Please allow between five (5) and ten (10) business days for the service to be completed. For more information, please call (786) 315-2660.

Payment in the form of a check must be made when this application is submitted. However, for an added convenience, you can fax your application and make payment by check to the zoning inspector during the time of the inspection. Staff will contact you by telephone to confirm your service request. Please make check payable to the Department of Planning and Zoning.

**Fax completed application to (786) 315-2927 or mail with payment to:
Miami-Dade Permitting and Inspection Center
Zoning Inspections Section
11805 S.W. 26th Street
Miami, FL 33175**

Revised 07/07/2003



APPLICATION FOR PRE-PURCHASE INSPECTION

Applicant's Name _____
Last First Middle

Mailing Address _____
Street City State Zip Code

Telephone Number () _____

Property Address _____

Folio Number: 30- _____

Owner or Agents Name _____

Owner or Agents Telephone Number () _____

Will Owner or Agent be submitting a survey? _____ **YES** _____ **NO**

Please be advised that the zoning inspection is not a compliance inspection or certificate for past or present state or local building codes or regulations. The report is based on the available records furnished by Miami-Dade County and what was visible and accessible at the time of inspection. This report is based on the code regulations that are in effect on the date the report was prepared. Code regulations could be subject to change. While every attempt has been made to ensure the accuracy of this report, the Department of Planning and Zoning makes no warranties or representations regarding the accuracy or completeness, and each subscriber to or user of this report understands that this department disclaims any liability for any damages (even if this department has been advised of such damages) in connection with its use. In addition, this department assumes no responsibility for the cost of correcting any unreported conditions

Signature of Applicant / Agent _____ **Date** _____

Signature of Owner / Agent _____ **Date** _____

Received by: _____ **Date** _____

Type of Payment

Make Checks Payable to: Department of Planning & Zoning	Check One:	
Money Order	<input type="checkbox"/>	
Business Check	<input type="checkbox"/>	
Personal Check	<input type="checkbox"/>	
Payment Received	<input type="checkbox"/> Yes	<input type="checkbox"/> No

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